

**DRAFT**  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**MINUTES**  
**JANUARY 24, 2002**

The meeting was called to order at 3:06 p.m. at Troy City Hall, Conference Room C, Troy City Hall. Roll call was taken.

Members Present: Art Cotsonika, Victor Lenivov, Robert Swartz, Lon Ullmann, Bruce Wilberding, Leon Sowell  
Absent Members: Ken Wheeler

**EXCUSE ABSENT MEMBERS**

Resolution # 02-01  
Moved by Lenivov  
Seconded by Sowell

Resolved, that the absent members be excused.

Yeas: All (6)  
Absent: Ken Wheeler

**APPROVAL OF MINUTES**

Resolution # 02-02  
Moved by Lenivov  
Seconded by Sowell

Resolved, that the minutes of September 27, 2001 be approved.

Yeas: All (6)  
Absent: Ken Wheeler

**OLD BUSINESS**

1. Discussion on the five items from the September 27, 2001 Minutes. The items discussed included:
  - a. A separate website for the BRA in which the minutes of the meetings could be made available, forms for application for BRA, information regarding the State Law and the State Statute itself, information regarding the First Development Plan and Grand/Sakwa, as well as information on the revolving loan fund. It was agreed that staff would explore

again with Community Affairs how a separate website could be developed and include the types of things that were discussed by the BRA. Included in the web page would also be links to state sites, like an ADA link or a link to Michigan State Government and their BRA information.

- b. Staff also agreed to review the creation of a map of the BEA's in Troy and try to identify on the map the date and the development type, if any. Staff indicated that while some search had been done on EPA and DEQ, no federal or state grants have been identified at this time and that search would continue for eligibility of Troy or Troy properties.
- c. Finally, a short discussion ensued about the \$1 million credit for BRA districts in Oakland County being used up, but a recognition that there is not a state statutory requirement for limiting it to only one \$1 million credit. In fact, it was likely that more than one on an annual basis could come from Oakland County because there are not enough statewide credit requests.
- d. It was agreed that staff would attempt to list all the items of open business and have it as an attachment to the agenda as reminder for authority members for business and upcoming meetings.
- e. The revolving loan fund was discussed and it was agreed that staff would have the City Assessor provide an update at the next meeting on the tax increment revenue from the Grand/Sakwa project and projections for the future.

## **NEW BUSINESS**

### Election of Officers

This meeting serves as the annual meeting and therefore there was an election of officers.

RESOLVED that the following BRA members be elected into the following positions.

Bruce Wilberding, Chairman, Art Cotsonika, Vice Chair and Doug Smith as

Secretary/Treasurer

Resolution # 02-03

Moved by Levinov

Seconded by Sowell

Yeas: All (6)

Absent: Ken Wheeler

### Annual Meeting Schedule

RESOLVED, that the BRA will meet the third Thursday of the first month of each quarter, which would be April, July and October at 3:00 p.m. in Troy City Hall

Resolution # 02-04

Moved by Lenivov

Seconded by Sowell

Yeas: All (6)

Absent: Ken Wheeler

Bruce Wilberding inquired of fellow members on whether they might, as part of the educational effort of the Board, desire to have the manager of their companies environmental unit come in and present information that might be of assistance to them or any other technical information that would be useful. It was agreed that he would be invited to the next meeting, particularly to talk about the BEA that was done for the Compuware Project in downtown Detroit. In addition, it was agreed that staff would invite or request from Grand/Sakwa to have a short visit of the housing units that were developed on the first Brownfield site at Maple and Coolidge.

There was no Public Comment.

**The meeting was adjourned at 5:47 p.m.**

**The next meeting is scheduled for April 18, 2002 at 3:00 p.m.**

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Robert Swartz, Chairman

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Doug Smith, Secretary and Treasurer

## **OPEN ITEMS**

1. Summary of open items
2. A BEA map of Troy
3. Website set up (with links)
4. Search “Clean Michigan Initiative” for funds
5. Update on tax increment for Grand/Sakwa
6. Develop promotional materials using Ford New Holland and include the website both for information about the Brownfield and forms that may be necessary. This promotional effort should target brokers and lawyers as well as potentially interested parties or properties.
7. Check with the EPA and DEQ about federal and state grants that might be available.
8. Seek from the DEQ work plans for private property under Public Act 381 (these are only state filed work plans where school taxes are included in the TIF). Also, seek from MEGA any work plans that have been submitted from Troy.
9. Determine if the Oakland County \$1 million credit for BRA districts has been used already.
10. Doug Smith will call the CRC for an updated format for development plans for the Brownfield members to review.